

IN RE: PETITION FOR ADMIN. VARIANCE	*	BEFORE THE
S/S of Carroll Avenue, 1320' N/W of		
centerline of Garrison Forest Road	*	DEPUTY ZONING COMMISSIONER
4 <sup>th</sup> Election District		
3 <sup>rd</sup> Councilmanic District	*	OF BALTIMORE COUNTY
3301 Carroll Avenue		
Louis A. Hogan, III and Mary A. Hogan	*	CASE NO. 99-456-A
Petitioners		

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for administrative variance filed by the legal owners of the subject property, Louis A. Hogan, III and Mary A. Hogan. The variance request is for property located at 3301 Carroll Avenue, located in the Owings Mills area of Baltimore County. The Petitioners herein seek a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an existing garage in side yard in lieu of rear yard and to permit a proposed swimming pool and pool house in the front and sideyard in lieu of rear yard. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Administrative Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

ORIGINAL RECEIVED FOR FILING

Date

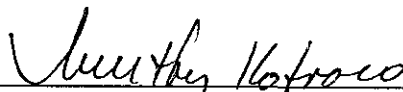
By

6/22/99  
R. J. Janssen

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 22<sup>nd</sup> day of June, 1999 that a variance from Section 400.1 of the Baltimore County Zoning Regulations (BCZR) to permit an existing garage in side yard in lieu of rear yard and to permit a proposed swimming pool and pool house in the front and sideyard in lieu of rear yard., be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

DATE 6/22/99  
BY R. J. JAMESON  
COUNCIL MEMBER FOR FILING



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

June 23, 1999

Mr. & Mrs. Louis A. Hogan, III  
3301 Carroll Avenue  
Owings Mills, Maryland 21117

Re: Petition for Administrative Variance  
Case No. 99-456-A  
Property: 3301 Carroll Avenue

Dear Mr. & Mrs. Hogan:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in black ink, reading "Timothy M. Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper



# Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

3301 CARROLL AVENUE  
OWINGS MILLS, MD 21117  
for the property located at  
which is presently zoned RC-2

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400.1 BCZR TO PERMIT AN EXISTING GARAGE IN SIDE YARD IN LIEU OF REAR YARD AND TO PERMIT A PROPOSED SWIMMING POOL AND POOL HOUSE IN THE FRONT AND SIDE YARD IN LIEU OF REAR YARD.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations. I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

## Contract Purchaser/Lessee:

Name - Type or Print  
Signature  
Address Telephone No.  
City State Zip Code

## Attorney For Petitioner:

Name - Type or Print  
Signature  
Company  
Address Telephone No.  
City State Zip Code

## Legal Owner(s):

LOUIS A. HOGAN, III  
Name - Type or Print  
Signature  
MARY O. HOGAN  
Name - Type or Print  
Signature  
3301 CARROLL AVE. (H)410 356-3516  
Address Telephone No.  
OWINGS MILLS MD 21117 (W)410 368-5424  
City State Zip Code

## Representative to be Contacted:

LLOYD B. MARTIN JR. LANDSCAPE ARCHITECT  
Name  
26 EAST AYLESBURY ROAD 410308-0508  
Address Telephone No.  
LUTHERVILLE, MD 21093  
City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this 5 day of May, 1999, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-456-A

REV 9/15/98

Reviewed By JL Date 5/17/99  
Estimated Posting Date 5/30/99

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 3301 CARROLL AVENUE  
Address  
OWINGS MILLS MD 21117  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Request Administrative Variance of existing garage structure located in sideyard to bring into zoning compliance. *gar at this loc, since 1940's*

The Baltimore County Zoning Regulations cannot be met for a swimming pool and pool house in the backyard of this property for the following reasons:

- 1) The sloping topography of the backyard impacts the usefulness of the backyard for siting a swimming pool and pool house as compared to surrounding properties terrain.
- 2) The sloping terrain will cause undue hardship requiring engineered retaining walls, soil stabilization, reinforced pool shell and pool house foundation.
- 3) The construction of a swimming pool and pool house in the backyard would alter the character of the property from the destruction of valuable mature shade trees.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

*Louis A. Hogan III*  
Signature  
LOUIS A. HOGAN, III  
Name - Type or Print

*Mary O. Hogan*  
Signature  
MARY O. HOGAN  
Name - Type or Print

*Hanford*  
STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 14<sup>th</sup> day of May, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Louis A. Hogan III and Mary O. Hogan  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5/14/99  
Date

*Wendy A. Dawson*  
Notary Public

My Commission Expires WENDY A. DAWSON  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires May 1, 2001

# Affidavit in Support of Administrative Variance

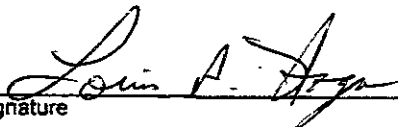
The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

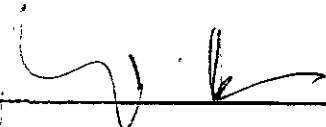
That the Affiant(s) does/do presently reside at 3301 CARROLL AVENUE  
Address OWINGS MILLS MD 21117  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

Request Administrative Variance of existing garage structure <sup>Lot</sup> located in sideyard to bring into zoning compliance. <sup>Garage at this location since 1940's</sup>  
The Baltimore County Zoning Regulations cannot be met for a swimming pool and pool house in the backyard of this property for the following reasons:  
1) The sloping topography of the backyard impacts the usefulness of the backyard for siting a swimming pool and pool house as compared to surrounding properties terrain.  
2) The sloping terrain will cause undue hardship requiring engineered retaining walls, soil stabilization, reinforced pool shell and pool house foundation.  
3) The construction of a swimming pool and pool house in the backyard would alter the character of the property from the destruction of valuable mature shade trees.

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

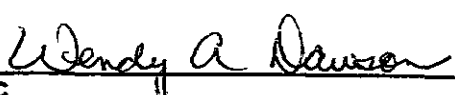
  
Signature  
LOUIS A. HOGAN, III  
Name - Type or Print

  
Signature  
MARY O. HOGAN  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit: <sup>Stanford</sup>  
I HEREBY CERTIFY, this 14<sup>th</sup> day of May, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared Louis A. Hogan III and Mary O. Hogan  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

5/14/99  
Date

  
Notary Public  
My Commission Expires WENDY A. DAWSON  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires May 1, 2000

# **Petition for Administrative Variance** **to the Zoning Commissioner of Baltimore County**

for the property located at 3301 CARROLL AVENUE  
OWINGS MILLS, MD 21117  
which is presently zoned RC-2

**This Petition shall be filed with the Department of Permits and Development Management.** The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 400-1, 400-2 to 400-10

~~existing garage in side yard in lieu of rear yard and to permit a proposed swimming pool and pool house~~

EXISTING GARAGE IN SIDE YARD IN LIEU OF REAR YARD AND TO PERMIT A PROPOSED SWIMMING POOL AND POOL HOUSE IN THE FRONT AND SIDE YARD IN LIEU OF REAR YARD

Property is to be posted and advertised as prescribed by the zoning regulations.  
I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/we do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

**Contract Purchaser/Lessee:**

Name - Type or Print

Signature \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

---

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Attorney For Petitioner:**

Name - Type or Print \_\_\_\_\_

Signature \_\_\_\_\_

Company \_\_\_\_\_

Address \_\_\_\_\_ Telephone No. \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_

**Legal Owner(s):**

LOUIS A. HOGAN, III

**Name - Type or Print**

**Signature**

MARY O. HOGAN

**Name - Type or Print**

**Signature**

3301 CARROLL AVE. (H)410 356-3516

**Address**

OWINGS MILLS MD 21117 (W)410 368-5424

City

State

Zip Code

**X Representative to be Contacted:**

LLOYD B. MARTIN JR. LANDSCAPE ARCHITECT

Name \_\_\_\_\_

26 EAST AYLESBURY ROAD 410308-0508

**Address**

LUTHERVILLE, MD 21093

**City**

State

---

**Zip Code**

**A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.**

**Zoning Commissioner of Baltimore County**

CASE NO. 99-456-A

Reviewed By \_\_\_\_\_ Date \_\_\_\_\_

REV 9/15/98

Estimated Posting Date

456

ZONING DESCRIPTION FOR:

3301 CARROLL AVENUE  
OWINGS MILLS, MD 21117

Beginning at a point on the South side of Carroll Avenue which is 30 feet wide at the distance of 1320 feet Northwest of the centerline of the nearest improved intersecting street Garrison Forest Road . Which is 50 feet wide. Being Lot #2, Block n/a, Section n/a, in the subdivision of Louis A. Hogan Property as recorded in Baltimore County Plat Book #55 Folio #122, containing 18.633 acres. Also known as 3301 Carroll Avenue and located in the 4th Election District, 3rd Councilmanic District.

99.456-A



BALTIMORE COUNTY, MARYLAND  
OFFICE OF BUDGET & FINANCE  
MISCELLANEOUS RECEIPT

✓ 456 No. 067392

DATE 5/17/99 ACCOUNT 00016150

AMOUNT \$ 50.00

RECEIVED FROM: HOGAN

FOR: RV

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME  
5/17/1999 5/17/1999 09:44:20  
REG 0304 CASHIER JGAR JIK DEAMER  
Doc# 5 528 ZORING VERIFICATION  
Receipt # 072763  
CR NO. 067392

Receipt Tot 50.00  
50.00 CK  
Baltimore County, Maryland

CASHIER'S VALIDATION

09-456-A

# CERTIFICATE OF POSTING

RE: Case No.: 99-456-A

Petitioner/Developer: Louis Hogan

Date of Hearing/Closing: 6/14/99

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law  
were posted conspicuously on the property located at 3301 Carroll Avenue  
Owings Mills, MD 21117

The sign(s) were posted on May 20, 1999  
(Month, Day, Year)



Sincerely,

Stacy Gardner 5/20/99  
(Signature of Sign Poster and Date)

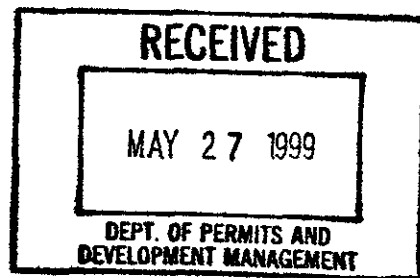
Stacy Gardner  
(Printed Name)

SHANNON-BAUM SIGNS INC.  
105 COMPETITIVE GOALS DR.  
ELDERSBURG, MD. 21784  
(City, State, Zip Code)

410-781-4000  
(Telephone Number)

99-456-A

SHAW-HON BAYIN 21042 INC.  
100 COMPETITIVE BOATS DR.  
FIDELITYBORG, MD. 21784



**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 99- 456 -A Address 3301 CARROLL AVE.

Contact Person: LEWIS Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 5/17/99 Posting Date: 5/30/99 Closing Date: 6/14/99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 99- 456 -A Address 3301 CARROLL AVE.

Petitioner's Name LOUIS AND MARY HOGAN Telephone 410 368 5424

Posting Date: 5/30/99 Closing Date: 6/14/99

Wording for Sign: To Permit AN EXISTING GARAGE IN SIDE YARD IN LIEU OF  
REAR YARD AND A PROPOSED SWIMMING POOL AND POOL HOUSE IN FRONT  
AND SIDE YARD IN LIEU OF REAR YARD.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 456  
Petitioner: LOUIS & MARY HOGAN  
Address or Location: 3301 CARROLL AVE, OWINGS MILLS, MD 21117

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: LOUIS & MARY HOGAN  
Address: 3301 CARROLL AVENUE  
OWINGS MILLS, MD 21117  
Telephone Number: 410 354-3516

Revised 2/20/98 - SCJ

**99.456.A**



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204  
pdmlandacq@co.ba.md.us

June 15, 1999

Lloyd B. Martin, Jr., Landscape Architect  
26 East Aylesbury Road  
Lutherville, MD 21093

Dear Mr. Martin:

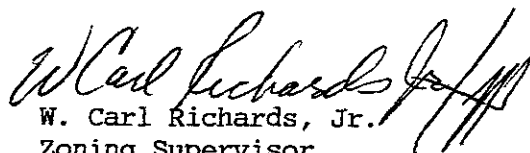
RE: Case No.: 99-456-A, Petitioner: Hogan, Location: 3301 Carroll Ave.

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on May 17, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

  
W. Carl Richards, Jr.  
Zoning Supervisor  
Zoning Review

c: Louis & Mary Hogan, 3301 Carroll Avenue, Owings Mills 21117

WCR:ggs

Enclosures

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



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on Recycled Paper

AV  
6/14

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** June 4, 1999

**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):  
Item No(s): 456, 465, 472, 474, 484, and 485

If there should be any questions or this office can provide additional information, please  
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL



Baltimore County  
Fire Department

700 East Joppa Road  
Towson, Maryland 21286-5500  
410-887-4500

June 16, 1999

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JUNE 7, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

456 457, 458, 459, 460, 461, 462, 464, 465, 466, 467,  
468, 469, 470, 471, 472, 474, 475, 476, 477, 478, 479,  
480, 483, 484, AND 485

REVIEWER: LT. ROBERT P. SAUERWALD

Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)

RECEIVED JUN 21 1999



BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: June 16, 1999

FROM:  Robert W. Bowling, Supervisor  
Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting  
for June 14, 1999  
Item Nos. 456, 459, 460, 461, 462,  
464, 466, 467, 468, 469, 471, 472,  
474, 475, 476, 477, 482, 483, 484,  
& 485

The Bureau of Development Plans Review has reviewed the subject zoning items, and we have no comments.

RWB:HJO:jrb

cc: File

ZAC06149.NOC

RECEIVED JUN 21 1999



**Maryland Department of Transportation**  
**State Highway Administration**

Parris N. Glendening  
Governor  
John D. Porcari  
Secretary  
Parker F. Williams  
Administrator

Date: 6.4.99

Ms. Gwen Stephens  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

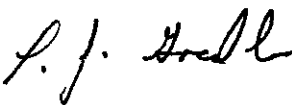
RE: Baltimore County  
Item No. 456 JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

  
Michael M. Lenhart, Chief  
Engineering Access Permits Division

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

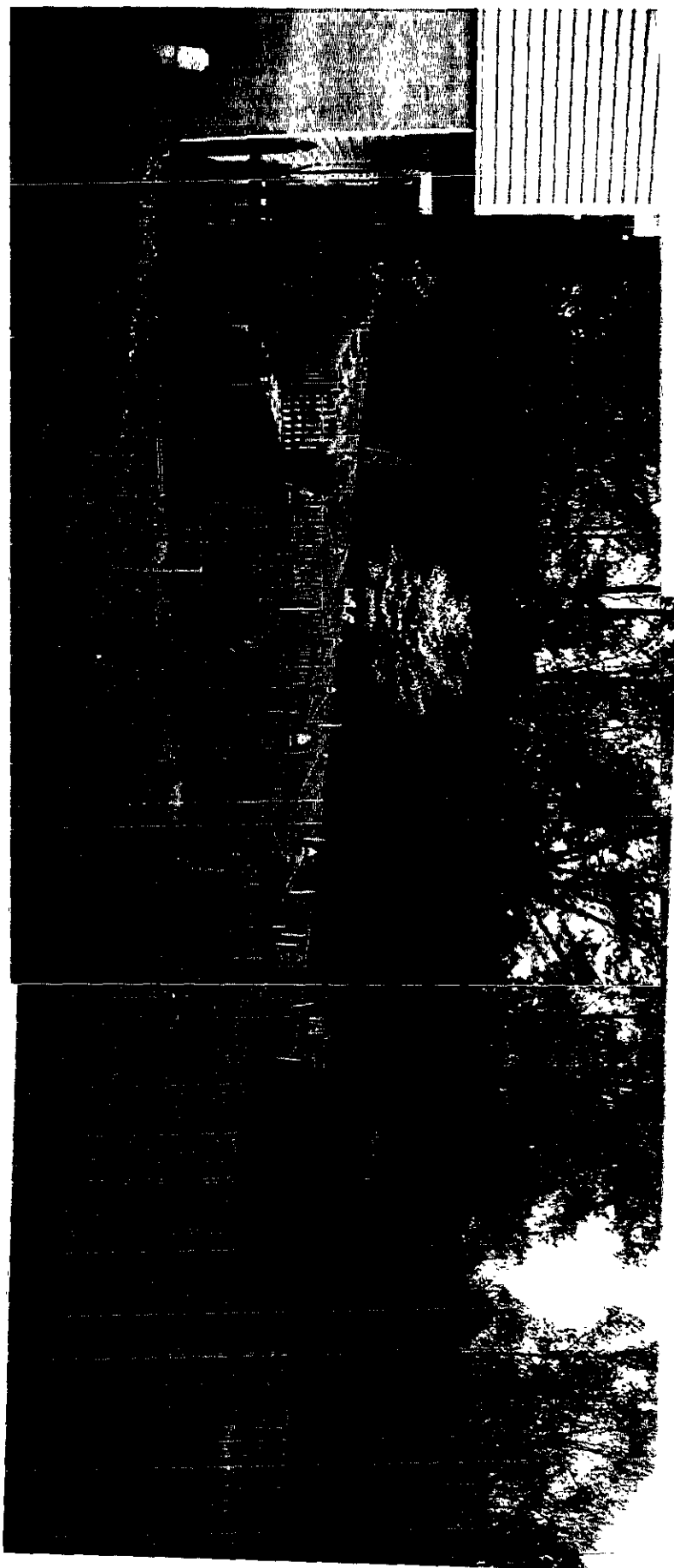
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



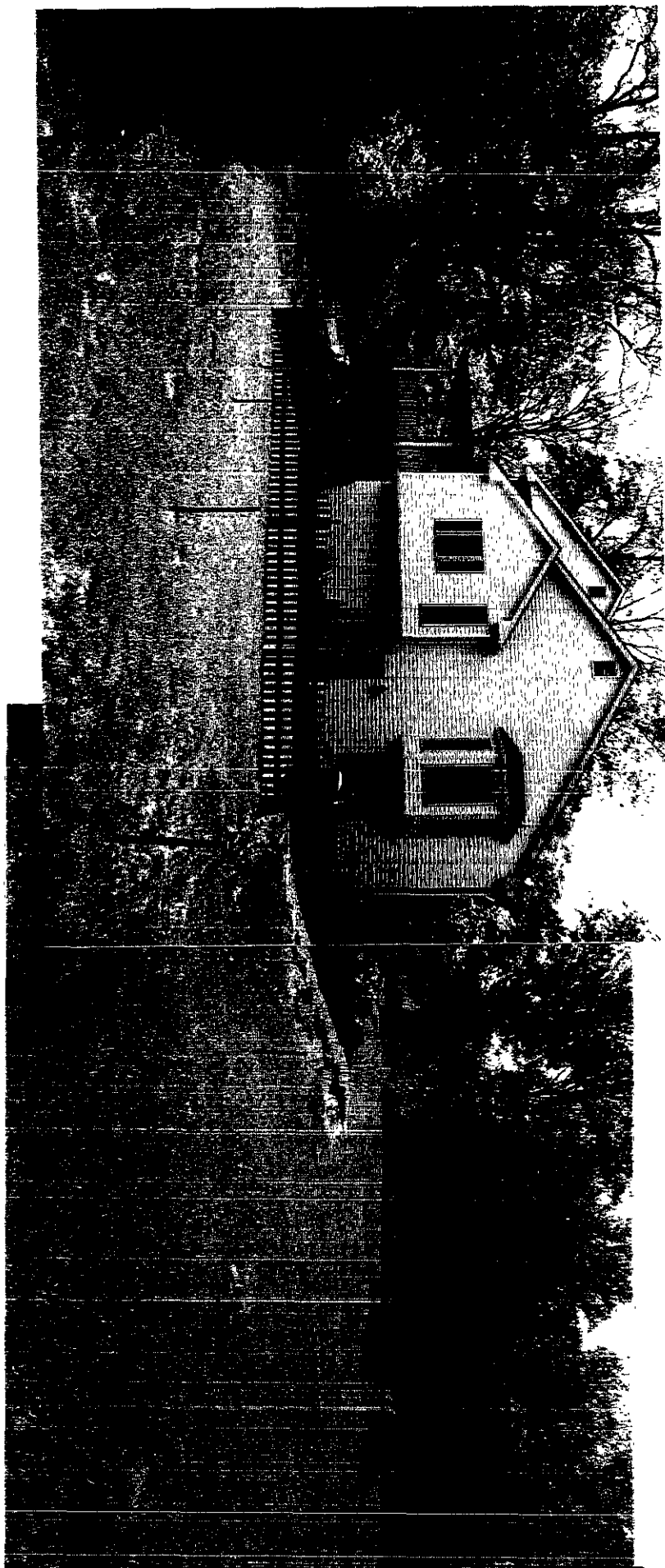
49-456-A



99.456-A



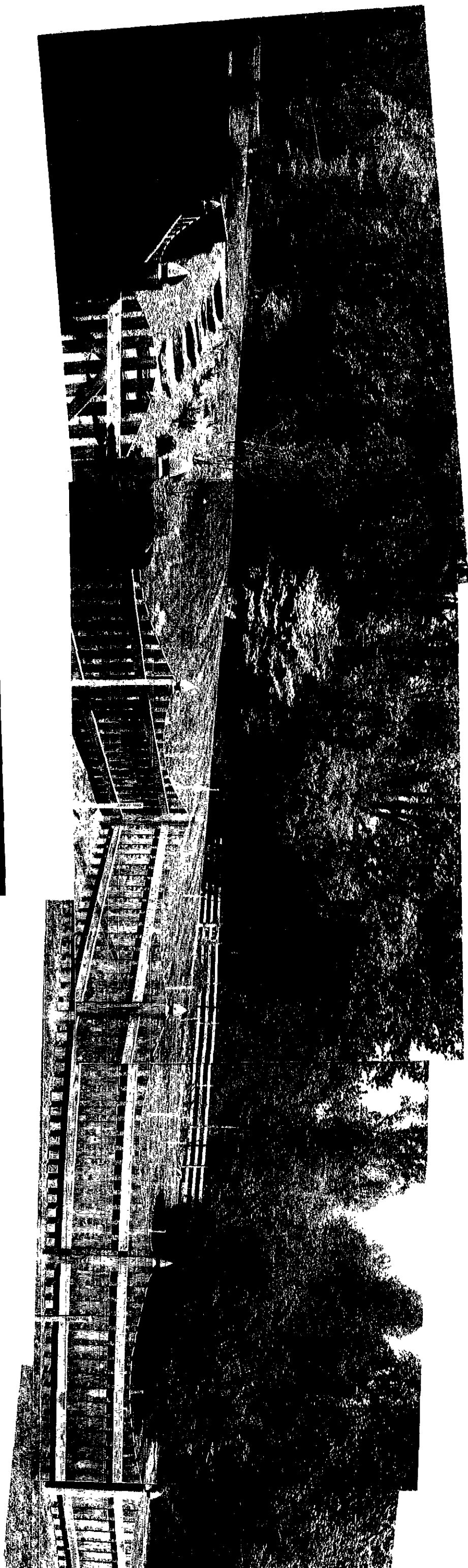
99-456-A



99-456-A

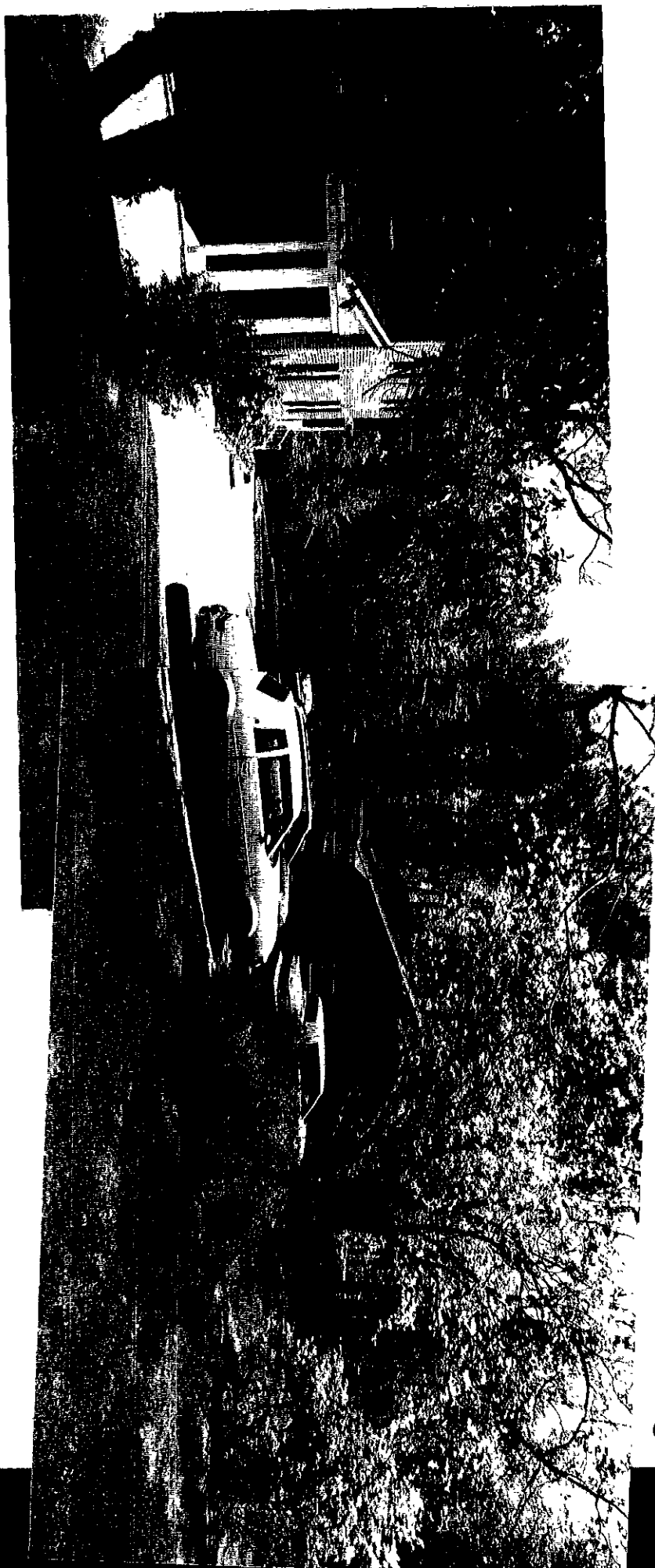


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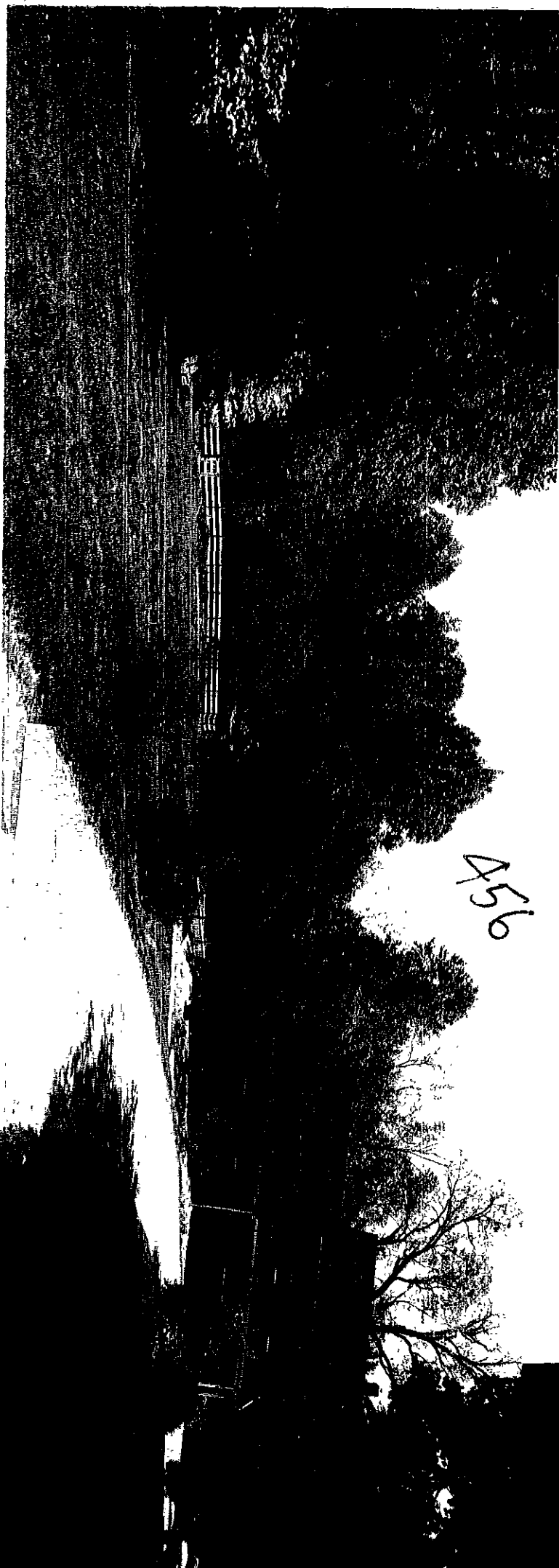


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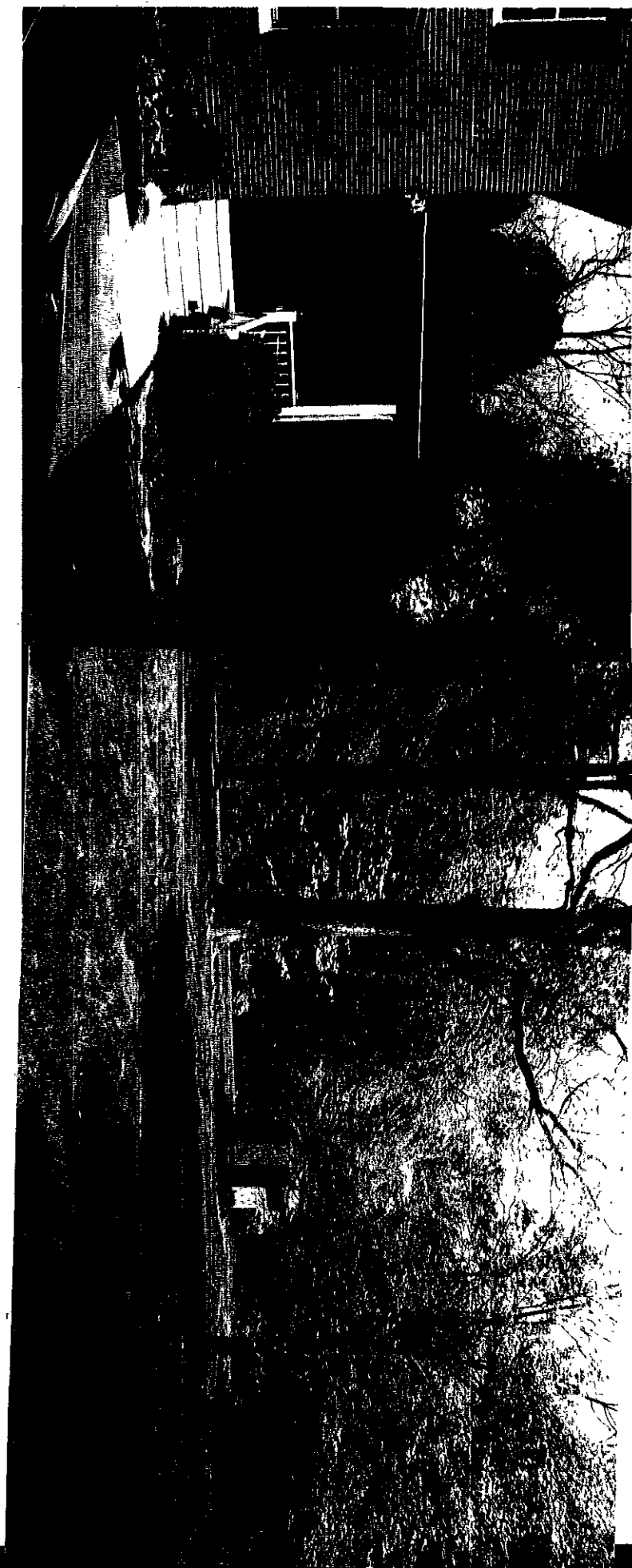


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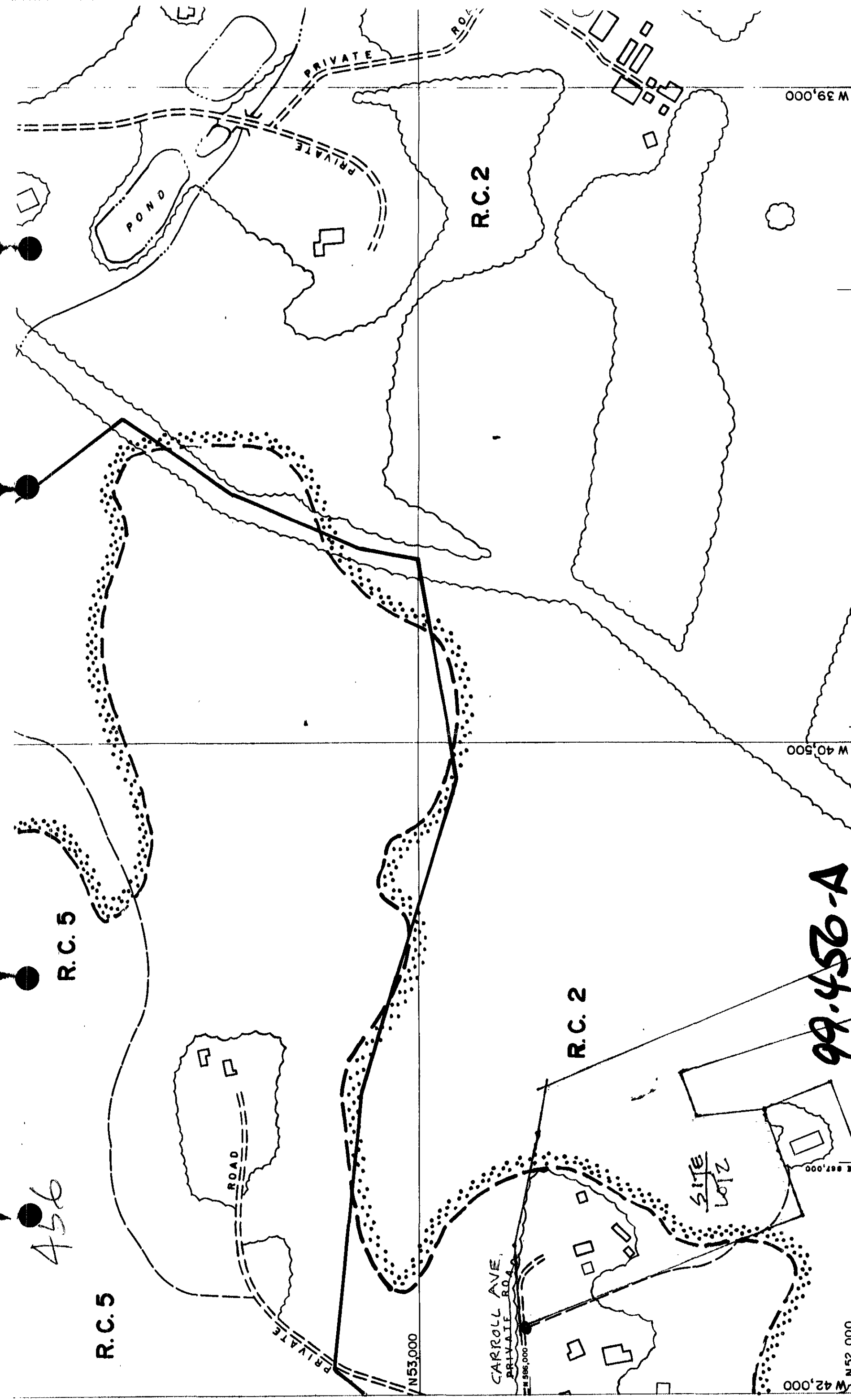
99-456-A



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99-456-A



1996 COMPREHENSIVE ZONING MAP  
ADOPTED by  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996

(SHEET NW-13-G)

NW 14-G

T - NE

BALTIMORE ( OFFICE OF PLANNING

Bill Nos. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96



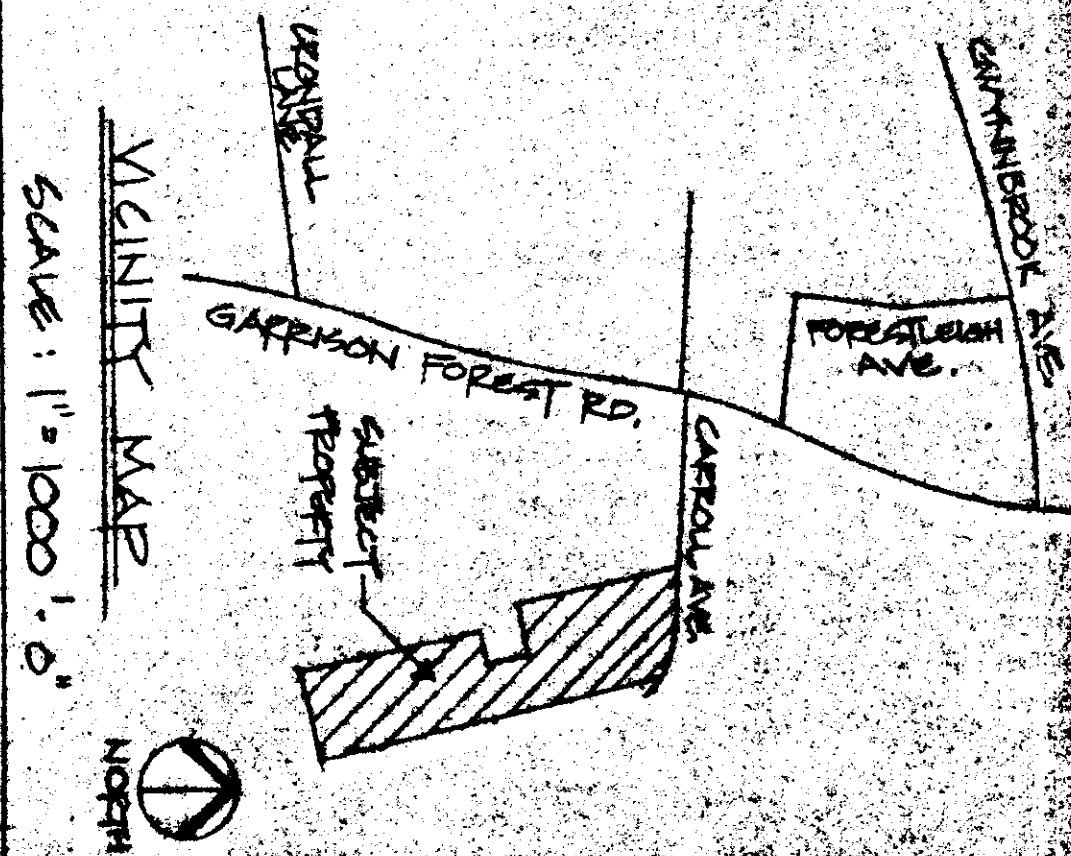
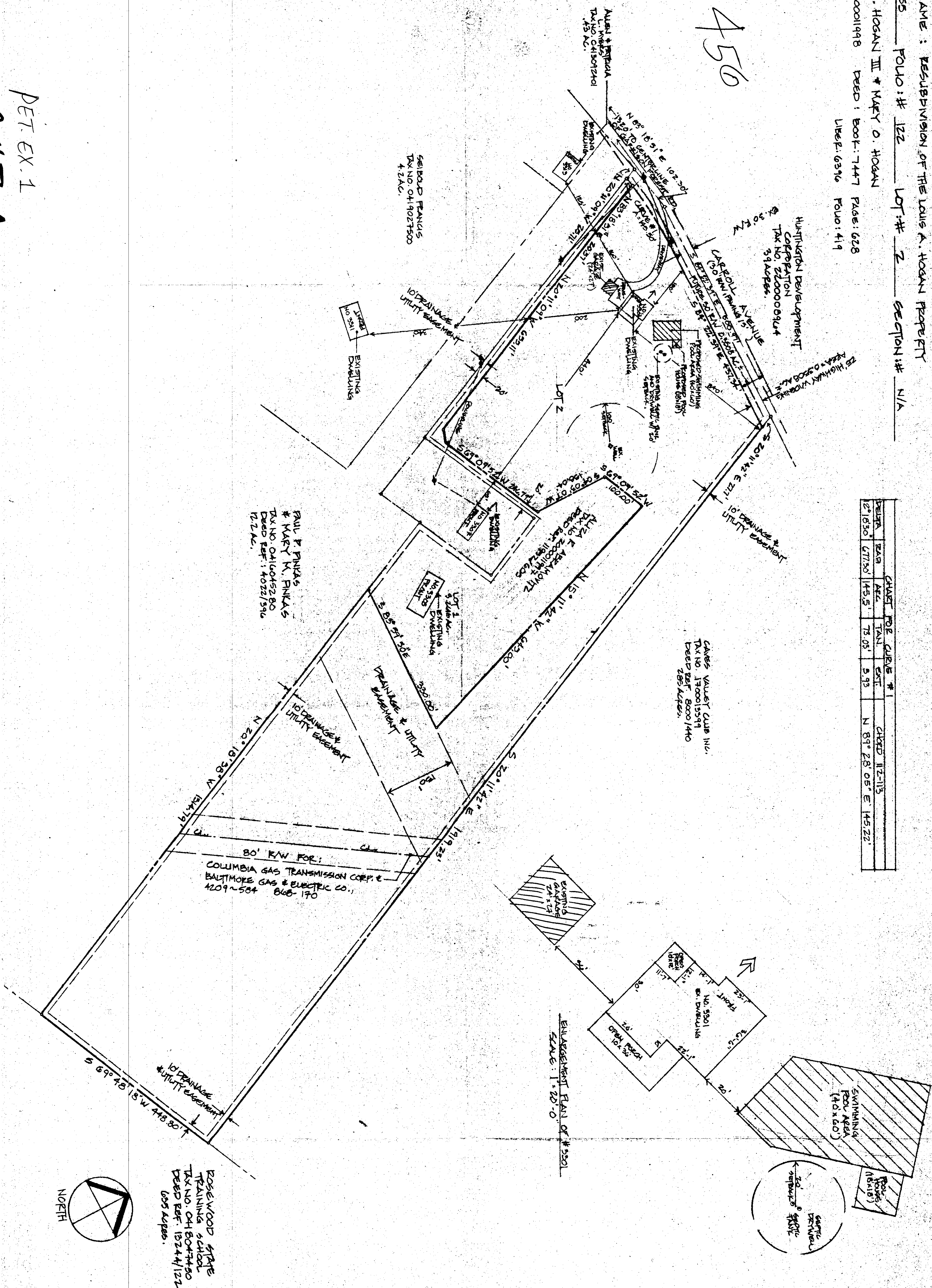
PLAT TO ACCOMPANY PETITION FOR ZONING

☒ VARIANCE

☐ SPECIAL HEARING

PROPERTY ADDRESS: 3301 CAREFREE AVENUE  
SUBDIVISION NAME: RESUBDIVISION OF THE LOUIS A. HOGAN PROPERTY  
PLAT BOOK: # 55 FOLIO: # 122 LOT: # 2 SECTION: # N/A  
OWNER: LOUIS A. HOGAN III & MARY O. HOGAN  
TAX NO. 20001998 DEED: BOOK: 7447 PAGE: 628  
LIEF: 6396 FOLIO: 419

BLK	EA	AC	TA	ST	CH
271501	67730	145.5	73.05	5.75	N 89° 28' 05" E 145.22'



LOCATION INFORMATION

CONCULMANIC 3  
DISTRICT: 4  
ELECTION DISTRICT: EC-2  
ZONING: EC-2  
1"=20' SCALE MAP NW 1/4 6 THE CUES

LOT SIZE: 18.63 81,022.8  
(ACRES) (SQUARE FEET)

SEWER: ☒ FUTURE  
WATER: ☒ FUTURE  
CHESAPEAKE BAY: ☒ FUTURE  
CITY OF ALEXANDRIA: ☒ FUTURE

PRIOR ZONING  
HEARINGS: NONE

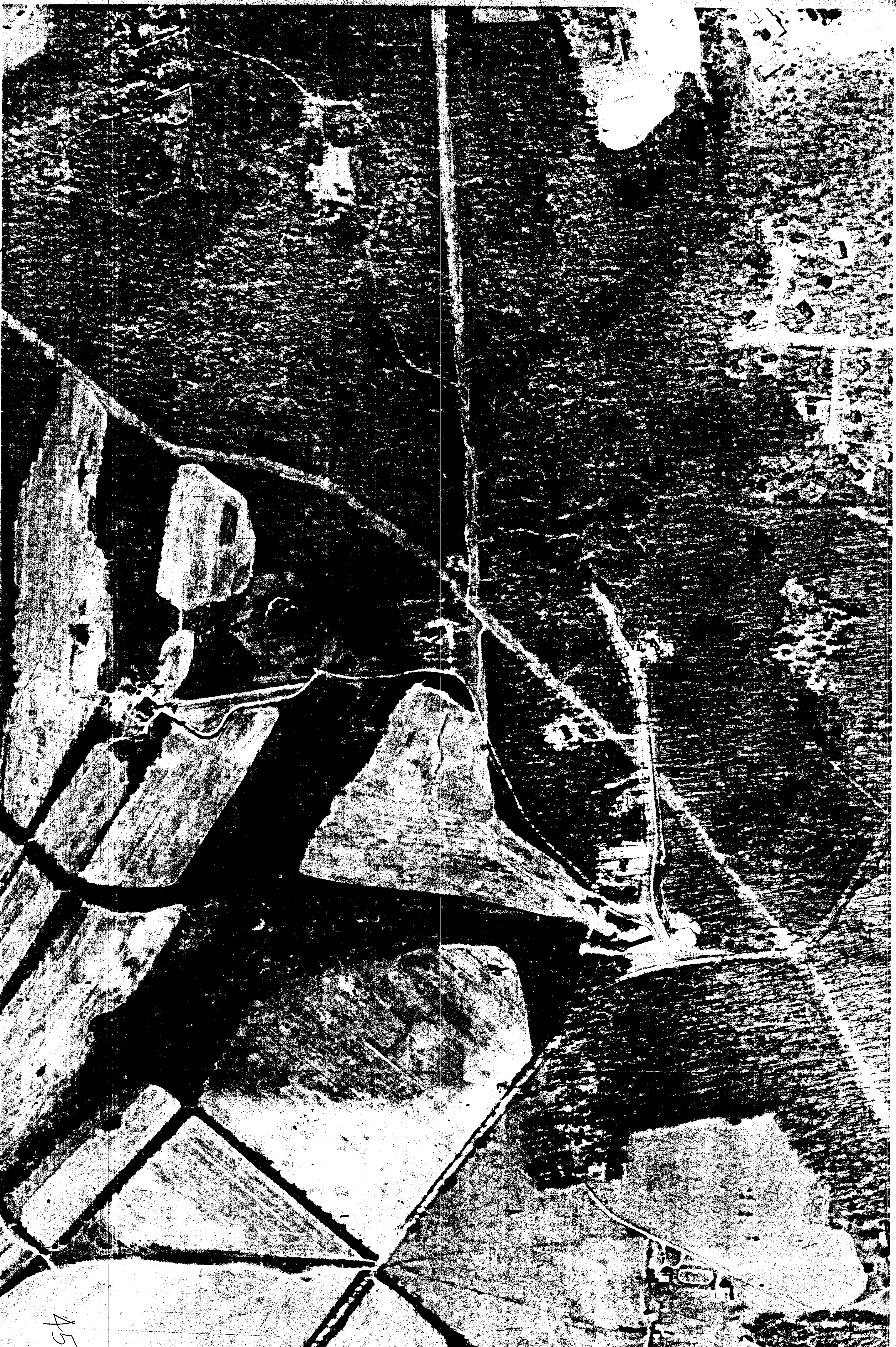
ZONING OFFICE USE ONLY

REVIEWED BY: ITEM NO.: CASE NO.:

DATE: MAY 12, 1999 SCALE OF DRAWING: 1"=100'-0"  
PREPARED BY: LLOYD B. MARTIN, JR.  
LANDSCAPE ARCHITECT

PET. EX. 1  
99-456-A





456

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE		LOCATION		SHEET	
1" = 200' ±					
DATE OF PHOTOGRAPHY JANUARY 1986		THE CAVES		N.W. 14-6	
		99.456-A			
				MICROFILMED	